

MEADOWBROOK_ESTATES_SUBDIVISION_(01-42)

MR. ARGENIO: Meadowbrook Estates, proposed 90 lot subdivision. The application is for a 90 lot single family residential subdivision in the Town of New Windsor, 90 lots total. The plan was previously reviewed at the 13, May, 2002, 14 August, 2002, 23 April, 2003, 25 June, 2003 and 10 September, 2003 planning board meetings. As my predecessor used to say, I want to send it a Christmas card. In any event, I'm going to have Mark speak to this a little bit, bring you guys up to speed. These folks have done a lot of work to bring this thing along. Mark's comments may seem like there's a lot of pages and a lot of words there but him and I spoke about this a while back and I asked him to try to enunciate the history in the most efficient and effective way that he can because a lot of board members haven't been here for 10 years or six years or five years or extended period of time. So he's done that. His item number 1 I'm going to give you a second, his item number 1 lists all of the approvals and such that have been achieved over the past six or seven years. His item number 2 lists the actions that this board has taken to bring this project along to this point, that's it, you can have it.

Mr. Ross Winglovitz appeared before the board for this proposal

MR. ARGENIO: I asked him to do that but a lot of times when there's a tremendous amount of comments it doesn't bode well for the applicant and I want to point out that I asked for those comments so Henry and Howard and Danny and Neil could have the benefit of that information.

MR. EDSALL: None of the comments, I will just put in the record, none of the comments that are on here or comments of things that need to be done, they're more as you indicated a history for two purposes, to help

the board and also our attorney in preparing the resolutions, wasn't around for all this fun, ongoing effort, so he needed some background so--

MR. ARGENIO: They went through quite a substantial review over a couple three years.

MR. EDSALL: The only action I think, I believe subject to correction from Dom having looked at my list that I believe you need to do is to formally waive the final public hearing because the plans are substantially the same as those of the preliminary public hearing. Other than that, they're in my opinion ready for a conditional final approval and I do appreciate Myra's help and Ross' help getting this history logged in because it was quite a bit of activity.

MR. ARGENIO: It was and as I said for the benefit of the other members this was, certainly went through the mill and back again and they received preliminary approval based on their plans and they have been getting DEC and you name it, this agency, that agency and the other agencies approval. So having said that, I will--

MR. BABCOCK: Used to be part in Cornwall now it's all in New Windsor.

MR. ARGENIO: We annexed that property and now it's--

MR. EDSALL: The 16 lots you started to refer to were the lots that used to be in Cornwall, they're now part of the Town of New Windsor.

MR. CORDISCO: Mr. Chairman, I prepared a resolution granting final approval, it incorporates the salient points that Mr. Edsall has put together.

MR. ARGENIO: Certainly this is largely procedural in nature but if anybody has any questions about it that's

the purpose of this venue here. Ross, do you have anything else to add?

MR. WINGLOVITZ: No, just summarizing what you said, we have been here since 2001, spent three or four years to get preliminary approval, went off, got all our state, county approvals, Department of Transportation approval for left turn lane, DEC approval for sewer, Department of Health approval for water, Department of Health approval for the subdivision, annexation was carried out, water district extension was perfected, sewer district extension was perfected and the developer has met with the Town Board regarding the project over those many years and now we're here requesting additional final approval.

MR. ARGENIO: Mark has worked very hard on this with Ross Winglovitz and I know Jimmy Petro before me put a lot of effort into this.

MR. EDSALL: One other important detail is that the applicant is proposing to file the plat in sections which is I guess also called phasing in some circumstances but the mechanism in the state law which I'm not as familiar with as Dom, Dom has included in the resolution the mechanism to do that phased plat filing and Ross and I are trying to work out with the county department and County Clerk's Office an efficient way of filing it in contrast to some ways that it was done in the past.

MR. CORDISCO: For the larger project like this where you have 90 homes, filing the plat in sections allows them and it's not ever a long period of time, it's only over a period of three years but at least it gives them some way to ease into the project and also ease into the fact that on day one, 90 individual residential lots aren't created and taxed as individual residential lots. It's going to take some significant amount of time for them to be able to build those out, so this is

something that's allowed under state law, we provided an appropriate mechanism to make sure that the infrastructure will be reviewed on a phase by phase basis and that the bonds will be in place, the offers of dedication will be in place prior to the filing of the individual sections.

MR. ARGENIO: As I said, guys, this is largely procedural, this has been reviewed and reviewed. Danny, do you have any thoughts?

MR. SCHLESINGER: All procedures were followed, it was reviewed and reviewed and reviewed.

MR. ARGENIO: They received preliminary approval.

MR. GALLAGHER: The smallest lot is one acre?

MR. WINGLOVITZ: Correct.

MR. ARGENIO: That's because--

MR. WINGLOVITZ: There was an agreement originally which was proposed for 181 and there was an agreement worked out with the town to only develop 90 lots and that they will be at least one acre in size.

MR. ARGENIO: I think it predates that law doesn't this application?

MR. WINGLOVITZ: Yes, this predates the zoning change.

MR. ARGENIO: Henry or Howard?

MR. SCHEIBLE: Since this predates my tour of this board, I only have, was there ever, I mean, you might bring me down, was there ever a mention on sidewalks brought into this project?

MR. ARGENIO: Mark?

MR. EDSALL: I don't believe so and I think that during the six year period sidewalks were in disfavor then became in significant favor and now have become in disfavor so--

MR. SCHEIBLE: What did they say the average house is 2.4 children per unit and here you have 90, so you have 180, well over 200 children that could be occupying this neighborhood here and they would all have to be riding their bicycles or tricycles on the streets. I just want to put my two cents into that and that's, I just want to show you what my, since this is long way before I came back onto the board.

MR. ARGENIO: You're a fan of sidewalks.

MR. SCHEIBLE: Pardon?

MR. ARGENIO: You're a fan of them.

MR. SCHEIBLE: Yes, so you're talking about well over 200 children could be living here and I mention the word tricycle and bicycle having to ride on the streets.

MR. ARGENIO: Five wheels, okay, duly noted.

MR. SCHEIBLE: That's my plan.

MR. BROWN: No comments.

MR. ARGENIO: Okay, I'm going to move this along and Henry, your comments don't fall on deaf ears, we've had this conversation before and we have similar and dissimilar thoughts on it. I tend to go away from sidewalks on the west end and you want them and that's the beauty of a board.

MR. SCHEIBLE: Yeah, but the, because we call this

urban development 20 years from now I said that previously this will not be looked at as an urban section of town, this will be a small city out there.

MR. ARGENIO: It won't be suburb, it will be more urban 20 years from now.

MR. SCHEIBLE: Yes.

MR. ARGENIO: I'm going to attempt to move along with some of these procedural things here. Anybody sees fit I will accept a motion that we waive the final public hearing for this.

MR. SCHLESINGER: We had a public hearing?

MR. ARGENIO: Yes, two.

MR. SCHLESINGER: Nothing has changed, right?

MR. ARGENIO: No.

MR. SCHLESINGER: Make a motion to waive final public hearing.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the final public hearing for Meadowbrook Estates major subdivision off Route 94. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark or Dominic, is there anything else that I need, that we need to do procedurally to make sure that this is done correctly or can this, is this ready to go over the wire subject to item number 4?

MR. CORDISCO: Well, there are a number of conditions.

MR. ARGENIO: I just said item number 4.

MR. CORDISCO: They're all in the resolution and at this point you're ready to adopt.

MR. ARGENIO: Are they essentially the same as what Mark has in the bullets?

MR. CORDISCO: Yes, they're the same and also provides the mechanism for the filing of the plat in phases, four sections and at this point you're ready to adopt a resolution, you will not be authorized to sign the final plat until those conditions have been met.

MR. ARGENIO: I understand.

MR. CORDISCO: One other since just let me remind the board the one thing that we have been doing it hasn't come up that often but for final approval, final approval unlike preliminary approval with preliminary approval you can extend or grant as many extensions as you see fit, with final approval--

MR. ARGENIO: Starts a clock.

MR. CORDISCO: Correct, and they're limited by state law to 360 days to submit a plat for final signature. And that's written in state law as being 180 days and then two 90 day extensions. So what we have been doing is granting both of those two 90 day extensions now so that they know actually on December 6 of 2008 they've got to have a plat signed by that time no later and

that way it's easier for them to know that that's the drop dead date and also it clears up this board's agenda because they don't have to come back asking for two 90 day extensions, that's in the resolution as well.

MR. ARGENIO: Okay, if anybody sees fit, I'll accept a motion we grant final approval subject to Mark's bullet number 4 which essentially are contained in the same sum and substance in the final resolution that Dominic has prepared.

MR. SCHLESINGER: Motion made.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval to Meadowbrook Estates major subdivision subject to mark's item number 4 and the bullets contained therein and authorizing me to sign that final approval resolution which contains the two 90 day extensions, an 180 day extension. No discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I know you did a lot of work on this, I know you did, you guys don't know what they went through on this, two municipalities, it was--

MR. WINGLOVITZ: Actually got preliminary approval in Cornwall and annexed into New Windsor, we had two planning board processes, so it's a long time. Thank

December 12, 2007

31

you very much for your time.